



CITY OF COLORADO SPRINGS  
FIRE BOARD OF APPEALS  
MEETING **MINUTES**  
DECEMBER 11, 2020, 2020 – 8:30 A.M.

**Present Fire Board of Appeals Board Members (6):**

Vince Colarelli  
David Hewett, Chair  
Ron Honn  
John Putnam, Vice Chair  
Mike Riggs  
Roger Wallace

**Industry Represented:**

Building  
Small Business  
Citizen At-Large  
Insurance  
Architecture  
Fire Suppression

**Not Present (1):**

David Helmer

**Industry Represented:**

Large Business

**Present Fire Board of Appeals Secretary:**

Brett Lacey, Fire Marshal

**Representing:**

Colorado Springs Fire Department

**Additional Attendee(s):**

Kris Cooper, Deputy Fire Marshal  
Jason Stamp, Designer  
Katha Snow, Compliance Coordinator  
Frederick Stein, Senior Attorney  
Mark Trudell, Deputy Fire Marshal

**Representing:**

Colorado Springs Fire Department  
787 Overlook Ridge Point Project  
Colorado Springs Fire Department  
City of Colorado Springs  
Colorado Springs Fire Department

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**CALL TO ORDER**

1. Chairperson Hewett called the meeting to order at 8:34 A.M. and promptly conducted a roll call.

**ADMINISTRATIVE**

1. Approval of Meeting Minutes

Vice Chair Putnam motioned to approve the meeting minutes.  
Board Member Honn seconded the motion.  
The motion passed unanimously.

2. Contractor Licensing

- A. Fire Alarm Contractor A

- i. Business Name:
    - Principal Officers:

**Productive Electric, LLC**  
Nephi Allred, Chief Executive Officer  
Sean Werth, President

Fire Marshal Lacey reported the applicant meets the licensing requirements of Pikes Peak Regional Building Code and recommended approval.

**Board Member Colarelli motioned to approve the application.**  
**Board Member Wallace seconded the motion.**  
**The motion passed unanimously.**

**B. Fire Suppression Contractor B**

- i. **Business Name:** **Johnson Controls Fire Protection LP**  
Managers: Jason Hill, Operations Manager  
RJ Strawn, Operations Manager  
Tamara Schissel, Fire Services Manager  
Licensee: Brian S. Knight  
RME: Brian S. Knight

Fire Marshal Lacey reported the applicant meets the licensing requirements of Pikes Peak Regional Building Code and recommended approval.

**Vice Chair Putnam motioned to approve the application.**  
**Board Member Colarelli seconded the motion.**

**The motion passed unanimously.**

**C. Fire Suppression Contractor H**

- ii. **Business Name:** **Johnson Controls Fire Protection LP**  
Managers: Jason Hill, Operations Manager  
RJ Strawn, Operations Manager  
Tamara Schissel, Fire Services Manager  
Licensee: Brian S. Knight  
RME: Brian S. Knight

Fire Marshal Lacey reported the applicant meets the licensing requirements of Pikes Peak Regional Building Code and recommended approval.

**Board Member Honn motioned to approve the application.**  
**Board Member Wallace seconded the motion.**

**The motion passed unanimously.**

**3. Appeal**

- A. Request by Designer Jason Stamp, of Portland, Oregon, for relief of *Fire Prevention Code and Standards, Appendix K Wildland Urban Interface Mitigation, Section K104.1 (2)* at the project known as 787 Overlook Ridge Point, Colorado Springs, Colorado.**

Fire Marshal Lacey presented the appeal as a “hillside home” (located within a Colorado Springs Wildland Urban Interface area). Project Designer Jason Stamp is accurate when stating on the application that the proposed alternative methods were approved in the past; however, the evolution of fire-resistive technology and

improvements in the building material's aesthetics and pricing no longer warrants a variance.

Designer Jason Stamp (Mr. Stamp) presented he and his client designed the house's interior to have natural wood ceilings, and all exterior soffits and window frames are to be built from the same wood as the ceilings. Mr. Stamp proposed using a base layer of cementitious board and treating the natural wood with a fire-resistant paint and reiterated that the use of these exact alternative means and were previously approved for construction of homes built in the same area as 787 Overlook Ridge Point. Mr. Stamp asks for the same consideration but understands the significance of building for fire resistivity in the area and is open to suggestions.

Mr. Stamp answered questions presented by Board Member Riggs when explaining the house's exterior is primarily stone and stucco. All vegetation will meet the Appendix K requirements, and soffit heights range from 10' to 30'.

Fire Protection Engineer (FPE) Wyman "Chip" Taylor provided a summary of the project that mirrors the information provided by Fire Marshal Lacey. FPE Taylor explained numerous fire-resistant materials that are aesthetically pleasing and less expensive than natural wood and meet the requirements of Appendix K requirements are available. Examples of building materials are included in the agenda, as well as an article on a step-by-step process for staining materials to obtain the desired color and one detailing the cost-effectiveness of building with cementitious board versus natural wood.

Fire Marshal Lacey reminded board members of the significant drought the area is experiencing. Unfortunately, the forecast does not look good for the future.

Board Member Colarelli asked if the house a fire sprinkler system. Mr. Stamp explained it does not. FPE Taylor stated a fire suppression system is required, but overhangs would not be required, per NFPA 13D.

**Board Member Colarelli motioned to deny the request for relief of Fire Prevention Code and Standards, Appendix K Wildland Urban Interface Mitigation, Section K104.1 (2) at the project known as 787 Overlook Ridge Point, Colorado Springs, Colorado.**

**Vice Chair Putnam seconded the motion.**

**The motion passed unanimously, with a recommendation for Mr. Stamp to explore building materials that meet with Appendix K.**

## **BUSINESS**

### 1. Updates

Presenter: Fire Marshal Brett Lacey

- A. Notice of the annual election of Chair and Vice-Chair in January  
Annual election of Chair
- A. Burn Restriction Order  
The order remains in place and is reviewed weekly at a minimum.
- B. COVID-19  
Case numbers are increased.

## **NEW BUSINESS**

## **ADJOURN**

**Vice Chair Putnam motioned for the meeting to adjourn.  
Board Member Honn seconded the motion.  
The motion passed unanimously.**

**Meeting adjourned at 9:32 A.M.**

Respectfully submitted by,

Brett T. Lacey  
Fire Marshal and Secretary to Fire Board of Appeals

BTL/ks